

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF TAURUS AT FOUNTAIN HILL ASSOCIATES
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCELS L-23, L-24, L-24A,
L-24B, L-24C and L-32
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Taurus at Fountain Hill Associates have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcels L-23, L-24, L-24A, L-24B, L-24C and L-32 in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damages to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

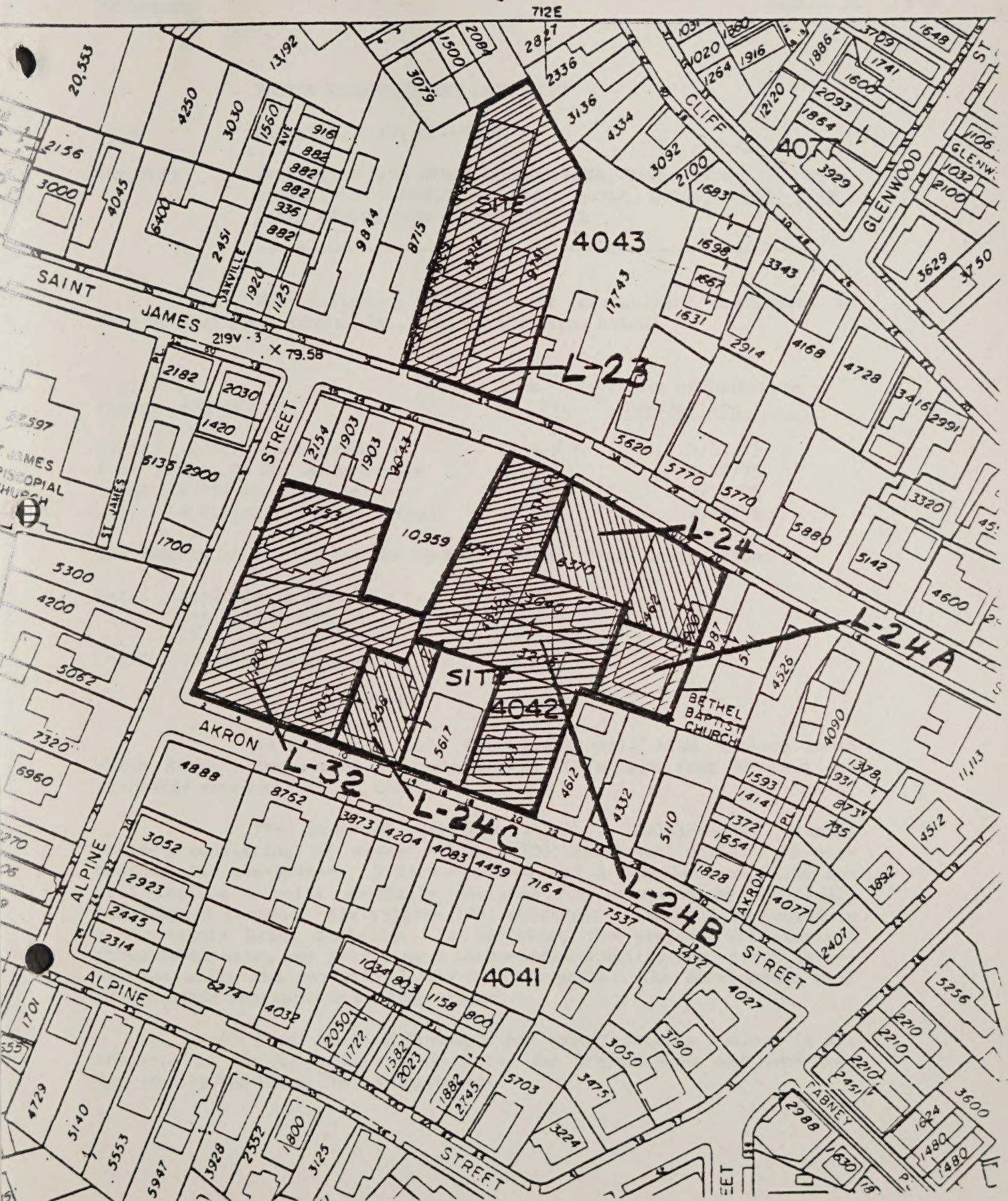
1. That Taurus at Fountain Hill Associates be and hereby are finally designated as Redevelopers of Parcels L-23, L-24, L-24A, L-24B, L-24C, and L-32 in the Washington Park Urban Renewal Area.
2. That it is hereby determined that Taurus at Fountain Hill Associates possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Taurus at Fountain Hill Associates for the development of Parcels L-23, L-24, L-24A, L-24B, L-24C and L-32 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels L-23, L-24, L-24A, L-24B, L-24C and L-32 to Taurus at Fountain Hill Associates, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

WASHINGTON PARK R-24



MEMORANDUM

MARCH 29, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA, MASS. R-24
DISPOSITION PARCELS L-23, L-24, L-24A, L-24B, L-24C, L-32
FINAL DESIGNATION OF REDEVELOPER

The following parcels were tentatively designated to John B. Cruz Construction Co., Inc. on the dates noted:

Disp. Parcel	Address	Approx. Area Sq. Ft.	Date of Tentative Designation
L-23	43 St. James Street	22,469	5/01/75
L-24	abt. 24 St. James Street	11,487	2/20/75
L-24A	r. 18 St. James Street	5,001	2/20/75
L-32	6 Alpine/2-8 Akron Street	22,692	2/20/75

The parcels below will also be included in this final designation;

L-24B	18-20 Akron Street/ 1-4 Danforth Place	22,814
L-24C	10-12 Akron Street	<u>5,256</u>
TOTAL		89,719

In addition, this development will also include 14-16 Akron Street, containing approximately 5,617 square feet of land and currently owned by John B. Cruz, III.

The proposed development is a multi-family housing project consisting of seventy-three (73) apartment units: 29 one-bedroom, 34 two-bedroom, 8 three-bedroom and 2 four-bedroom units and will include 4 units specially designed for occupancy by physically handicapped persons. Sixty-three (63) apartment units will be housed in a five-story brick building. In addition, the project will include three townhouses, one providing 5 three-bedroom units, one with 3 three-bedroom units and one with 2 four-bedroom units. The development will also provide appropriate parking spaces.

Final Working Drawings and Specifications conform in all respects to the Urban Renewal Plan for the Project Area and have been approved by the Urban Design Department.

The Fountain Hill Neighborhood Association and representatives of the St. James Street Committee have approved this project by voting by ballot at an open neighborhood meeting on December 4, 1978.

The Redeveloper has employed Richard H. Wallwood as Architect. The anticipated project cost will be \$3,270,000. Construction financing will be provided by MHFA. 100% of the units in the two buildings will receive Housing Assistance Payments (Section 8 funds) by HUD.

As noted, the tentative designations had been approved for John B. Cruz Construction Co., Inc., of which John B. Cruz, III is the president. For the purpose of approval of his application as a Chapter 121A entity, he has formed a Limited Partnership under the name, Taurus at Fountain Hill Associates, in which he is the principal General Partner.

Therefore, it is recommended that the Authority adopt the attached Resolution approving the final designation of Taurus at Fountain Hill Associates as Redeveloper of Disposition Parcels L-23, L-24, L-24A, L-24B, L-24C and L-32 in the Washington Park Urban Renewal Area.

ATTACHMENT